

General Notes

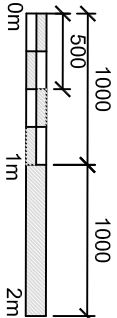
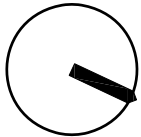
Please note that information used to produce these drawings is based on measured survey supplied by others. Heritage Architecture can not be held responsible for any inaccuracies that may exist. Do not scale the drawings. All dimensions should be verified on site.

KEY:

PROPOSED

NOTES:

1. Paint accumulation removed from plaster cornice using paint-stripping poultice-sheet such as Peel Away or similar. Residual paint carefully removed with fine pick-tools and brush to fully recover cornice moulding detail.
2. Ceiling and cornice plasterwork redecorated with one stabilising coat and 2 coats of micro-porous paint, colour off-white.
3. Timber framed and plasterboard partition taken down. Partition fixing holes to wall and ceiling plaster in filled with plaster of Paris rubbed down smooth and level to the adjacent surfaces.
4. All windows to be retained, overhauled and repaired as necessary.



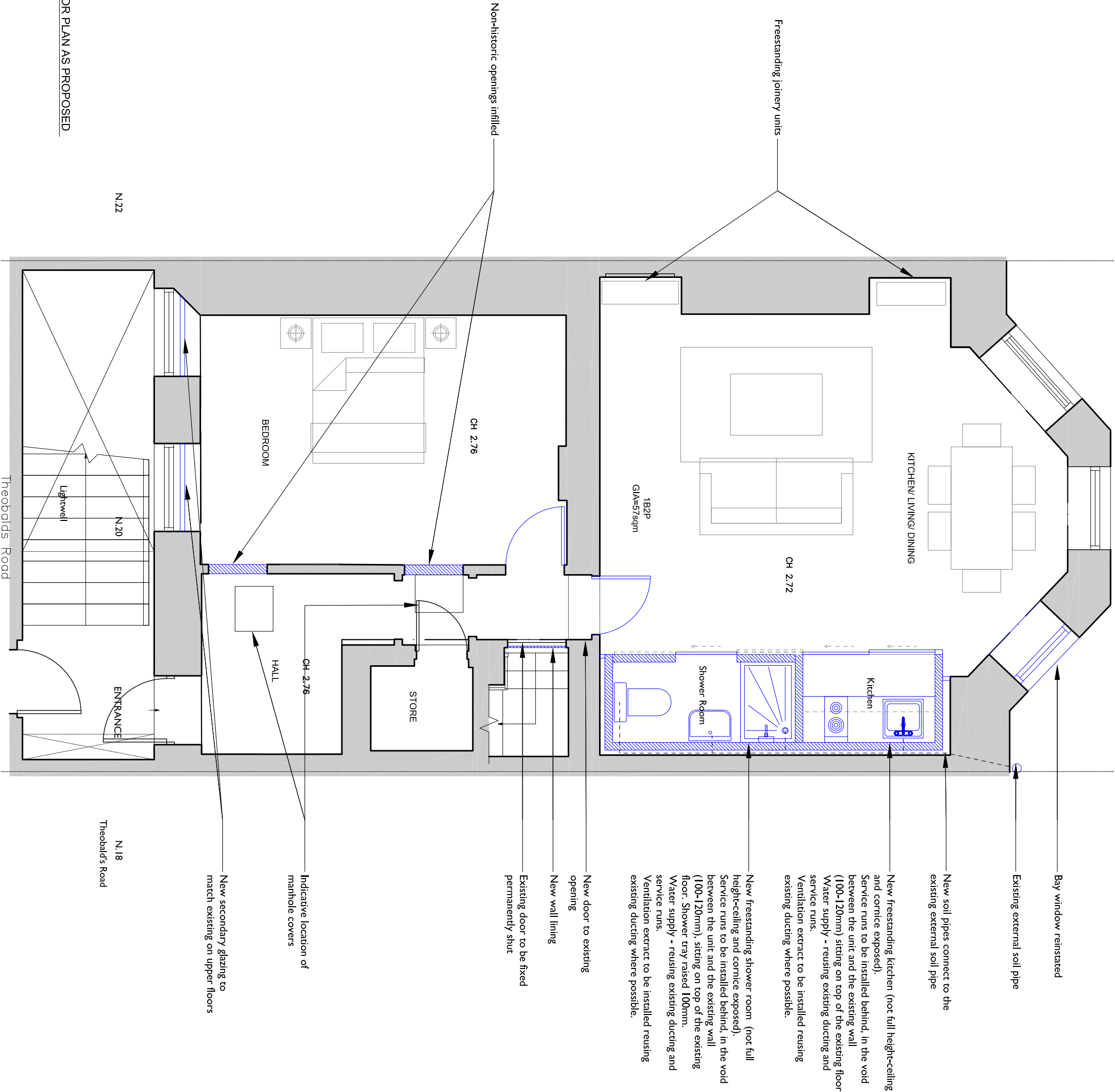
JOB TITLE
20 THEOBALDS ROAD
HOLBORN

DRAWING TITLE
BASEMENT PLAN
AS PROPOSED

JOB No	DWG No	REV
N2420	290	**
DRAWN BY	CHECKED BY	DATE
OB	MK	1:50 @ A3 10/18



STEPHEN LEVRANT HERITAGE ARCHITECTURE
62 Bellini Grove London W4 2NL
E-mail: info@heritageuk.co.uk
T: 0469 748 5501
F: 0469 748 4092



General Notes

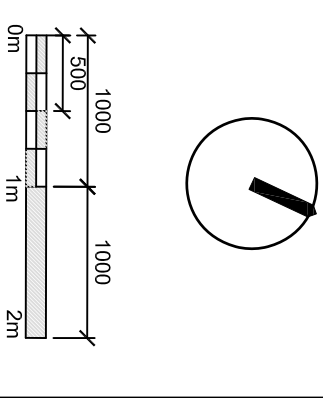
Please note that information used to produce these drawings is based on measured survey supplied by others. Heritage Architecture can not be held responsible for any inaccuracies that may exist. Do not scale the drawings. All dimensions should be verified on site.

KEY:

PROPOSED

NOTES:

1. Paint accumulation removed from plaster cornice using paint-stripping poultice-sheet such as Peel Away or similar. Residual paint carefully removed with fine pick-tools and brush to fully recover cornice moulding detail.
2. Ceiling and cornice plasterwork redecorated with one stabilising coat and 2 coats of micro-porous paint, colour off-white.
3. Timber framed and plasterboard partition taken down. Partition fixing holes to wall and ceiling plaster in filled with plaster of Paris rubbed down smooth and level to the adjacent surfaces.
4. Timber panelling and skirting rubbed down and redecorated
5. Marble Chimney pieces cleaned and polished
6. All windows to be retained, overhauled and repaired as necessary.



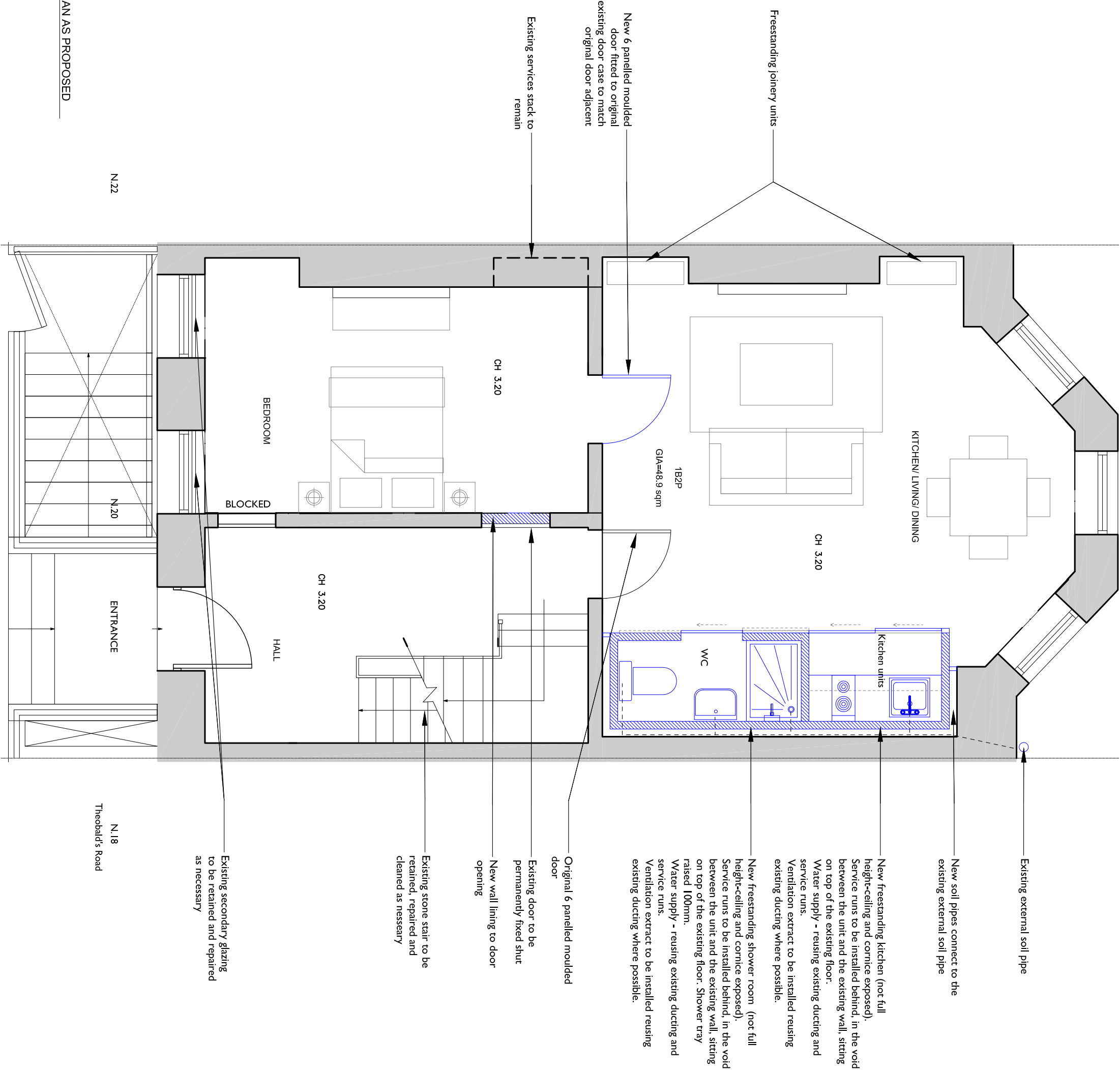
JOB TITLE
20 THEOBALDS ROAD
HOLBORN

DRAWING TITLE
GROUND FLOOR PLAN
AS PROPOSED

JOB No	DWG No	REV
N2420	300	**
DRAWN BY	CHECKED BY	SCALE (@A1)
OB	MK	1:50 @ A3
		DATE
		10/18



STEPHEN LEVRANT HERITAGE ARCHITECTURE
62 Bellin's Grove London WC1N 2NL
E-mail: info@heritageuk.co.uk
T: 0403 746 5501
F: 0403 746 4992



General Notes

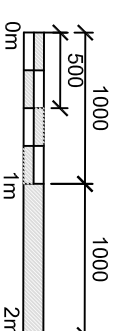
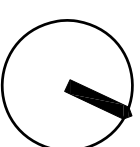
Please note that information used to produce these drawings is based on measured survey supplied by others. Heritage Architecture can not be held responsible for any inaccuracies that may exist. Do not scale the drawings. All dimensions should be verified on site.

KEY:

PROPOSED

NOTES:

1. Paint/cornicing removed from plaster cornice using paint-stripping product/sheet such as Peel Away or similar. Residual paint carefully removed with fine pick-tools and brush to fully recover cornice moulding detail.
2. Ceiling and cornice plasterwork redecorated with one stabilising coat and 2 coats of micro-porous paint, colour off-white.
3. Timber framed and plasterboard partition taken down. Partition fixing holes to wall and ceiling plaster in filled with plaster of Paris rubbed down smooth and level to the adjacent surfaces.
4. Timber panelling and skirting rubbed down and redecorated
5. Marble Chimney piece cleaned and polished
6. All windows to be retained, overhauled and repaired as necessary.



20 THEOBALDS ROAD

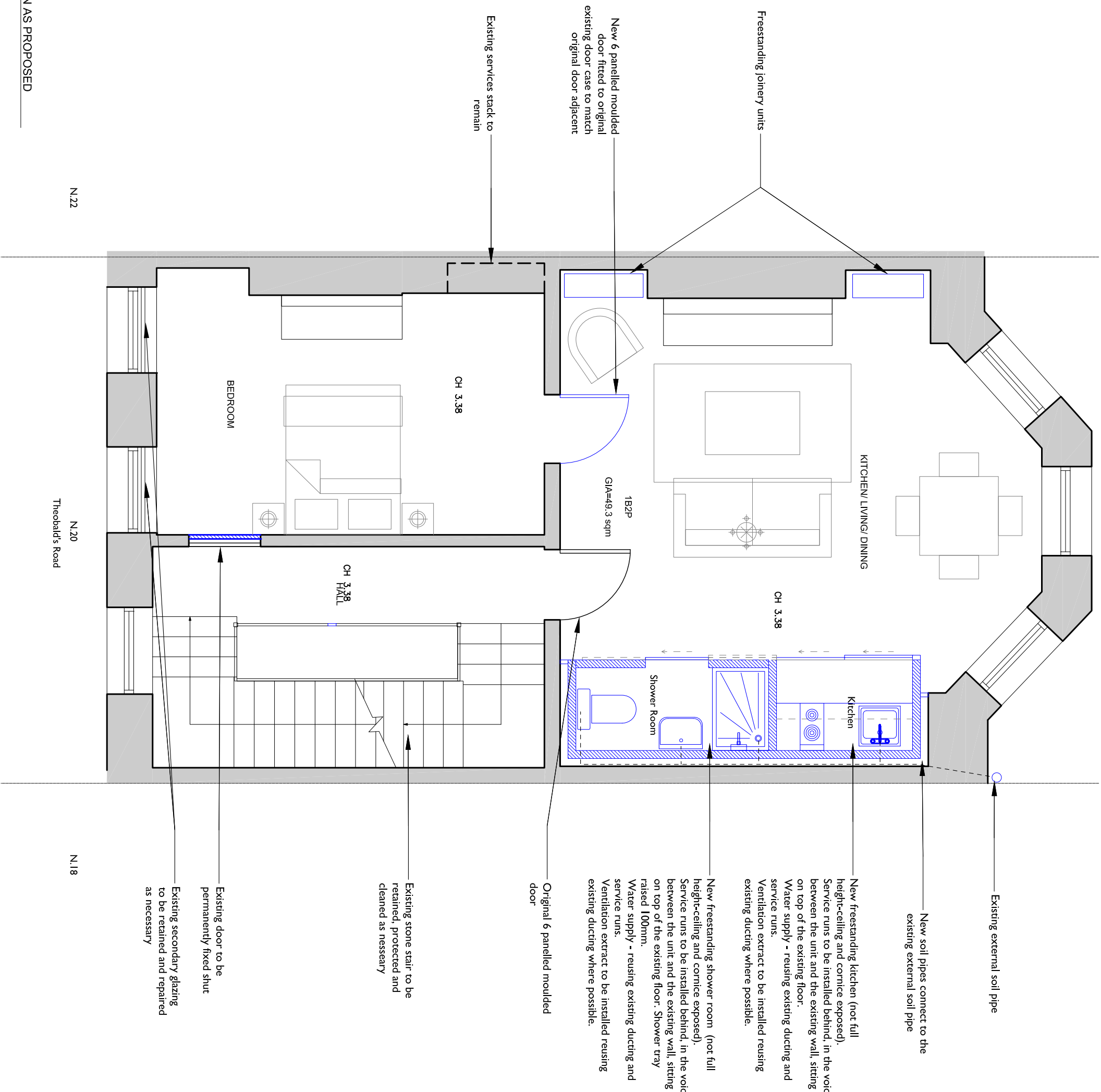
HOLBORN

FIRST FLOOR PLAN

JOB No	DWG No	REV
N2420	301	**
DRAWN BY	CHECKED BY	SCALE (@A1)
OB	MK	1:50 @ A3
		DATE
		10/18



STEPHEN LEVRANT HERITAGE ARCHITECTURE
62 British Grove London W4 2NL
T: 0408 748 5501
E-mail: info@heritagemail.co.uk
F: 0408 748 4992



01 FIRST FLOOR PLAN AS PROPOSED

301 1:50 @ A3

General Notes

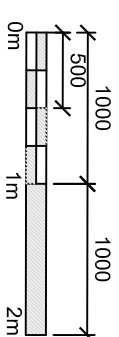
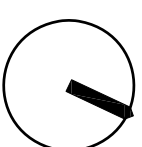
Please note that information used to produce these drawings is based on measured survey supplied by others. Heritage Architecture can not be held responsible for any inaccuracies that may exist. Do not scale the drawings. All dimensions should be verified on site.

KEY:

PROPOSED

NOTES:

1. Paint/cumulation removed from plaster cornice using paint-stripping products such as Peel Away or similar. Residual paint carefully removed with fine pick-tooth and brush to fully recover cornice moulding detail.
2. Ceiling and cornice plasterwork redecorated with one stabilising coat and 2 coats of micro-porous paint, colour off-white.
3. Timber framed and plasterboard partition taken down. Partition fixing holes to wall and ceiling plaster in filled with plaster of Paris rubbed down smooth and level to the adjacent surfaces.
4. Timber panelling and skirting rubbed down and redecorated
5. Fireplace retained and repaired as necessary
6. All windows to be retained, overhauled and repaired as necessary.



JOB TITLE

20 THEOBALDS ROAD

DRAWING TITLE

SECOND FLOOR PLAN

AS PROPOSED

JOB NO	DWG NO	REV
--------	--------	-----

N2420	302	**
-------	-----	----

DRAWN BY	CHECKED BY	SCALE (@A1)	DATE
----------	------------	-------------	------

OB	MK	1:50 @A3	10/18
----	----	----------	-------



STEPHEN LEVRANT HERITAGE ARCHITECTURE

62 British Grove London W4 2NL
T: 0408 748 5501
E-mail: info@hettlagenall.co.uk
F: 0408 748 4992

T: 0408 748 5501
F: 0408 748 4992

01 SECOND FLOOR PLAN AS PROPOSED

302 / 1:50 @ A3

SECOND FLOOR PLAN AS PROPOSED

N.22

N.20

Theobald's Road

N.18

- Existing door to be permanently fixed shut
- Existing secondary glazing to be retained and repaired as necessary

- Existing stone stair to be retained, protected and cleaned as necessary

— New entrance door to
maisonette

—Existing alcove under stair to be retained

— Freestanding furniture

3B4P
GIA 2F=53.7 sqm

KITCHEN

CH 2.67

HALL

CH 2.67

LIVING/DINING

CH 2.67

Existing services stack to remain

Freestanding joinery units -

General Notes

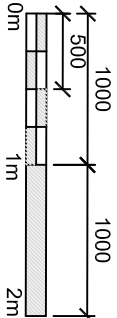
Please note that information used to produce these drawings is based on measured survey supplied by others. Heritage Architecture can not be held responsible for any inaccuracies that may exist. Do not scale the drawings. All dimensions should be verified on site.

KEY:

PROPOSED

NOTES:

1. Paint accumulation removed from plaster cornice using paint-stripping poultice-sheet such as Peel Away or similar. Residual paint carefully removed with fine pick-tools and brush to fully recover cornice moulding detail.
2. Ceiling and cornice plasterwork redecorated with one stabilising coat and 2 coats of micro-porous paint, colour off-white.
3. Timber framed and plasterboard partition taken down. Partition fixing holes to wall and ceiling plaster in filled with plaster of Paris rubbed down smooth and level to the adjacent surfaces.
4. All windows to be retained, overhauled and repaired as necessary.



JOB TITLE

20 THEOBALDS ROAD
HOLBORN

DRAWING TITLE

THIRD FLOOR PLAN

AS PROPOSED

JOB No. 303
DWG No. 303
REV. **
DATE 10/18
CHECKED BY MK
SCALE @A1
1:50 @ A3



STEPHEN LEVRANT HERITAGE ARCHITECTURE
62 Bellin's Grove London W4 2NL
E-mail: info@heritageuk.co.uk
T: 0469 748 5501
F: 0469 748 4992